

B-3 Alternative 8 Supplemental Geotechnical Analysis



GROUP DELTA

June 5, 2020

Project No. LA1301A

SUBJECT: Alquist-Priolo Earthquake Fault Zone
Hollywood Center Project – Alternate 8
1733-1741 Argyle Ave., 6236 and 6334 W. Yucca St., 1720-1730, 1734, 1740,
1745-1760, and 1762-1770 N. Vine S., 1746, 1748-1754, 1760, and 1764 N. Ivar
Ave, Los Angeles, CA

Group Delta Consultants, Inc. presents this letter as confirmation of receipt and understanding of the Alternate 8 plan for redevelopment of the Hollywood Center Project. The Hollywood Center Project Site is located south of Yucca Street between Ivar Avenue and Argyle Avenue at the addresses listed in the subject of this letter. We have reviewed the plans for Alternative 8, as well as Chapter II. Alt 8 Description and Chapter V. Alternatives of the Project Draft Environmental Impact Report. An image of the planned Alternate 8 structure surface layout is shown in the image attached.

Group Delta Consultants, Inc. performed fault investigations at the Hollywood Center Project Site summarized in reports dated July 19, 2019 and May 17, 2015. The reports were approved by the City of Los Angeles Department of Building and Safety on August 9, 2019 and July 7, 2015 respectively. The fault investigation reports address the potential earthquake fault surface rupture hazard at the Project Site independent of a specific redevelopment plan at the Project Site. The investigations found evidence of no Holocene-active faulting below the Project Site, which includes the Hollywood Center Alternate 8 Project Site, and therefore the Project Site was recommended and approved for redevelopment in an Alquist-Priolo Earthquake Fault Zone.

Sincerely Group Delta Consultants,

Michelle Sutherland, P.G., C.E.G
Senior Engineering Geologist

Michael D. Reader, P.E., G.E.
CEO, Principal Geotechnical Engineer

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JZiff@esassoc.com

Hollywood Center Project - Alternate 8

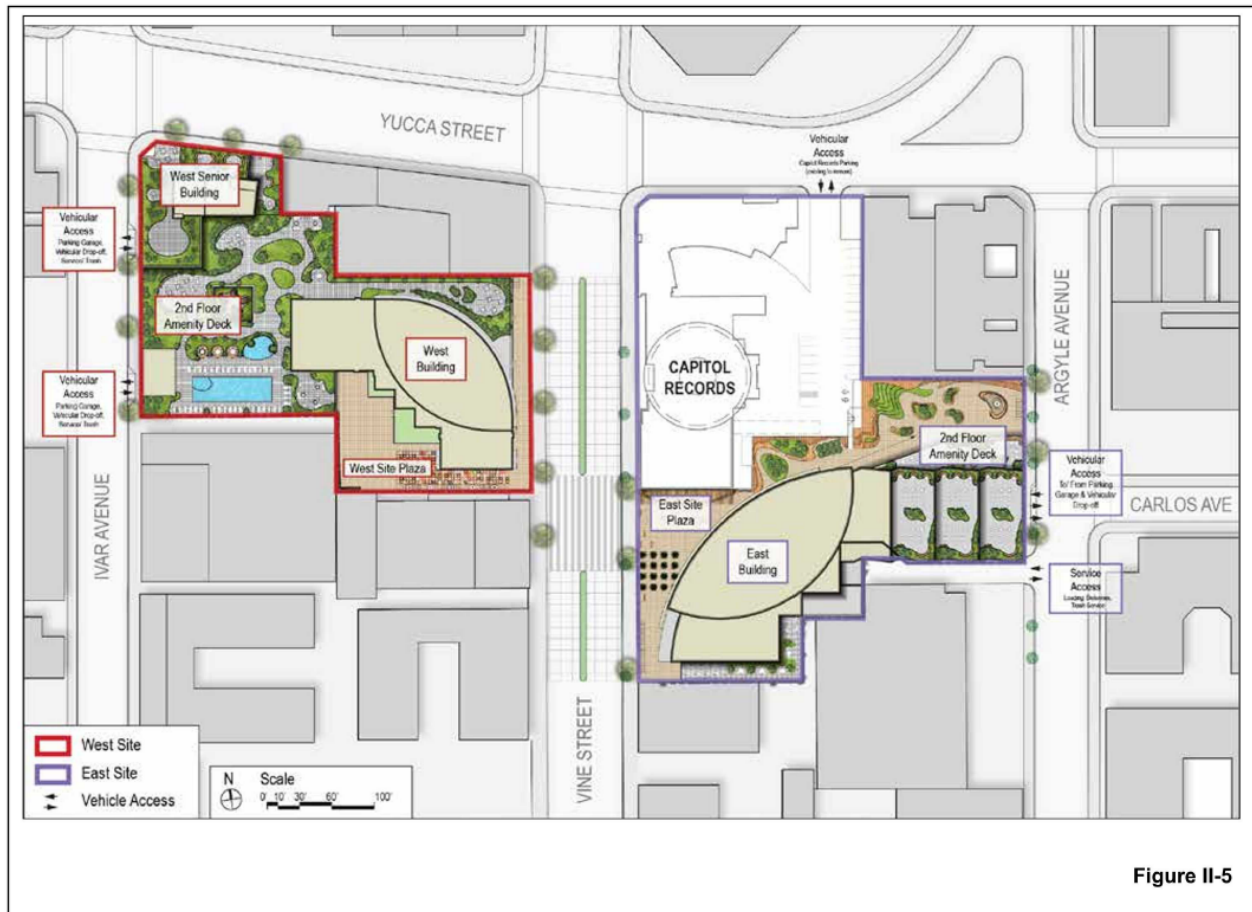


Figure II-5

June 11, 2020

File No. 2077-77

Environmental Science Associates
233 Wilshire Blvd Ste 150
Santa Monica, CA 90401
Attn: Mr. Jay Ziff

Subject: **TECHNICAL REVIEW OF DOCUMENTS**
Hollywood Center Development
Alternative 8: Office, Residential and Commercial Alternative

References: **GEOTECHNICAL INVESTIGATION FOR E.I.R.**
Hollywood Center Development

TRACT: Hollywood (MR 28-59/60) / Central Hollywood Tract No. 2 (MP 6-144)
/ 18237

BLOCK: 21 /---/---

LOT(S): 19 (Arb 1), 20 (Arbs 1 & 2), 21 (Arbs 1 & 2), 2 (Arb 1), 5 (Arb1), 4
(Arbs 1 & 2), 3, 2 (Arb 1) / 6, LT 1 (Arb 4), 12 (Arb 1), 13 (Arbs 2 & 3)
/ LT 1 (Arb 2), LT1, Arb 3 / FR 2, (Arb1), FR 13 (Arb 2)

LOCATION: 1745-1749, 1751, 1753, 1770 N. Vine St., 1746-1748, 1754, 1760-
1764, 1770 N. Ivar Ave. / 1720-1724, 1730, 1760-1768, 1770 N.
Vine St. / 1740-1750 N. Vine St. (6236 W. Yucca Ave.), 1733-1741
N. Argyle Ave. / 6270, 6334 Yucca Ave.

GEOLOGY REPORT APPROVAL LETTER
City of Los Angeles Department of Building and Safety
Dated October 15, 2019; Log No. 109457

Dear Mr. Jay Ziff,

Feffer Geological Consulting has received and reviewed a project description for one of several alternatives being considered to the Hollywood Center Project (Project) in the Project's Draft Environmental Impact Report circulated by the City of Los Angeles (City) Department of City Planning for public comment on April 16, 2020. The considered alternative, known as "Alternative 8: Office, Residential and Commercial Alternative" (Alternative 8) will differ

slightly from the Project plan, however, it is similar from a geotechnical perspective. A summary of each is included below for comparison:

Project:

The Project consists of one 46 story and one 11 story development on the East Site and one 35 story and one 11 story development on the West Site. Both the East Site and the West Site development includes five subterranean levels totaling a depth of approximately 64 feet below the ground surface.

Alternative 8: Office, Residential and Commercial Alternative


Alternative 8 consists of one 17 story development with seven subterranean levels approximately 64 feet below the ground surface on the East Site, and one 48 story development and one 13 story development with five subterranean levels approximately 60 feet below the ground surface on the West Site.

Based on our review of Alternative 8, in comparison with the Project, Alternative 8 is feasible from a geotechnical perspective. The same geotechnical hazards, geotechnical considerations, and conclusions and preliminary design considerations applicable to the Project, as provided in the City's approved Geotechnical Investigation, dated October 15, 2019, would also apply to Alternative 8. Once final plans have been selected and the decided project moves forward, a design level geotechnical report will be required to provide site specific recommendations under either development scenario. The design level geotechnical report must be submitted to the City's Department of Building and Safety for review and approval prior to development.


We appreciate the opportunity to be of service. Should you have any questions regarding the information contained in this report, please do not hesitate to contact us.

Sincerely,

FEFFER GEOLOGICAL CONSULTING, INC. *


Joshua R. Feffer
Principal Engineering Geologist
C.E.G. 2138
Distribution: Addressee- (1)




Dan Daneshfar
Principal Engineer
P.E. 68377





Alternative 8 - Conceptual Site Plan